

PROJECT NARRATIVE

Site Address:

Nelson 43 Warehouse
4301 78th Street SW
Mukilteo, WA 98275

City of Mukilteo Permit Applications
COMM-2019-003 Commercial New
PPR-2019-007 Project Permit (COM, IND & MF)

Snohomish County Parcel Numbers:

28041000300100, 28041000300400, 28041000300500, 28041000300600
Approximately 4.04 Acres

Developer/Owner/Applicant:

Nelson 43, LLC
Greg Nelson
PO Box 1301
Seahurst, WA 98062-1301
206-818-5363
undev@hotmail.com

City of Mukilteo
Zoning: PI - Planned Industrial
Comprehensive Plan Designation: Industrial

Project Description:

This proposal is to clear and grade approximately 4.0 acres of undeveloped land at the NE corner of 78th Street SW (east-west street) and 44th Ave W (north-south street). Assumed address 4301 78th Street SW, Mukilteo, WA 98275. Grade the site flat with the parking lot at approximately 12' below the roadway grade of the intersection of 78th Street SW and 44th Ave W. Construct a 55,820 (approximately 380' x 150') sqft, 32' tall warehouse (tallest exterior height). The warehouse will be on the west portion of the property with a truck court and building access on the east side of the warehouse facing the east towards Paine Field. There will likely be a small office area at each corner of the building in the NW and SW corners of the building.

The site will have all the trucks on the east side of the building and the passenger vehicles will be on the north and south sides of the building minimizing and noise impact away from the adjacent residential areas to the west of the site.

All vehicle and truck access onto the site will be via a driveway in the SE corner of the property off of 78th Street SW. There will be a gated fire department only access to the north of the building onto 44th Ave W.

As part of the development a sidewalk on 78th Street SW will be constructed to match the church property to the east. On 44th Ave W a shallow swale will be constructed along the existing roadway surface on the east side of the roadway and a 12' wide shared use asphalt path will be constructed east of the swale and roadway.

Along the south side of the property, north of the sidewalk (between the sidewalk and parking lot, there will be at least 5' of landscaping. Along the west side of the property, east of the swale and shared use path (between the shared use path and the building) there will be at least 15' of heavy landscaping to hide the building from view.

Utilities:

Natural Gas: Puget Sound Energy

Electricity: Snohomish County PUD

Sewer and Water: Mukilteo Water and Wastewater District

Legal Description:

Parcel A: Snohomish County Parcel Number: 28041000300100

The West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
Less the North 100 feet thereof;
Less the South 231 feet thereof; and
Less the West 208.71 feet thereof.

Parcel B: Snohomish County Parcel Number: 2804100030040

The East 123.69 feet of the South 231 feet of the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
Less the South 20 feet thereof for road.

Parcel C: Snohomish County Parcel Number: 28041000300500

The West 58.31 feet of the East 182 feet of the South 231 feet of the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
Less the South 20 feet thereof for road.

Parcel D: Snohomish County Parcel Number: 28041000300600

The West 208.71 feet of the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 10, Township 28 North, Range 4 East, W.M., in Snohomish County, Washington;
Less County Road;
Less the North 100 feet thereof;
Less the East 182 feet of the South 231 feet of said West half of the Northwest quarter of the Northwest quarter of the Southwest quarter.

Situate in the County of Snohomish, State of Washington.

Design Team:

Architect:

Synthesis PLLC

12503 NE Bel-Red Road, Suite 101

Bellevue, WA 98005

(425) 646-1818

Randy Brown

Civil Engineer:

Navix Engineering

11235 SE 6th Street, Suite 150

Bellevue, WA 98004

(425) 453-9501

Spencer Humphrey

Structural Engineer:

Shutler Consulting Engineers, Inc.

12503 Bel-Red Road, Suite 100

Bellevue, WA 98005

(425) 450-4075

John Headland

Geotechnical Engineer:

Earth Solutions NW, LLC

1805 136th Place NE, Suite 201

Bellevue, WA 98005

(425) 449-4704

Chase Halsen

Wetland/Critical Area/Wildlife Habitat Engineer:

Wetland Resources

9505 19th Ave SE, Suite 106

Everett, WA 98208

(425) 337-3174

John Laufenberg

Traffic Engineer:

Transportation Engineering NW

11400 SE 8th Street, Suite 200

Bellevue, WA 98004

(425) 889-6747

Jeff Schramm

Environmental Engineer:

Environmental Associates, Inc.

1380 112th Ave NE, Suite 300

Bellevue, WA 98004

(425) 455-9025

William Booth

Surveyor:

Duncanson Company, Inc.

145 SW 155th Street, Suite 102

Seattle, WA 98166

(206) 244-4141

Jon Becker